

**Tree Inventory, Assessment,  
and  
Protection**

**Delmas and West San Carlos  
San Jose, CA 95111**

**Prepared for:**

**Park Delmas Investors, LLC  
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## Summary

The trees are located on the property at the corner of West San Carlos Street and Delmas Avenue in San Jose. The site contains three trees protected by the City of San Jose which are as follows: two tree of heaven (*Ailanthus altissima*) “Ordinance Size” and one London plane (*Platanus x hispanica*) street tree along West San Carlos Street. All the trees are in fair condition and the two tree of heaven have poor suitability for preservation. The street tree will require some tree protection to be preserved during the site development process.

## Introduction

### Background

I was asked by Park Delmas Investors, LLC to assess the trees on the site and provide report with my observations and findings.

### Assignment

- Provide an arborist’s report that includes an assessment of the protected trees within the project area. The assessment is to include the species, size (trunk diameter), condition (health and structure), and suitability for preservation ratings.
- Provide tree protection specifications and influence ratings for the trees that will be influenced by the project.

### Limits of the assignment

- The information in this report is limited to the condition of the tree during my inspection on August 28, 2015. No tree risk assessments were performed.
- The plans reviewed for this assignment were as follows: Conceptual Site Plans A1.1 to A1.4 dated May 8, 2015 provided by SCDC Architects.

### Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the property owners, their agents, and the City of San Jose as a reference for existing tree conditions and to help satisfy planning requirements.



## Observations

The property contains two “Ordinance Size” trees which are both tree of heaven (*Ailanthus altissima*) and one London plane (*Platanus x hispanica*) street tree along West San Carlos Street (Image 1). The table below lists the three trees and their characteristics (Table 1).

Table 1: Ordinance Size Trees and Street Tree Characteristics

Tree Species	Number	Trunk Diameter	Estimated Height	Estimated Crown Diameter	Disposition
London plane ( <i>Platanus x hispanica</i> )	700	8	30	20	Street Tree
Tree of heaven ( <i>Ailanthus altissima</i> )	699	36	50	50	Ordinance Size
Tree of heaven ( <i>Ailanthus altissima</i> )	698	28	35	36	Ordinance Size



## Discussion

### Inventory

The tree inventory consists of all trees located on the site the City of San Jose considers ordinance size, with a trunk diameter greater than 18 inches (56 inch circumference), and street trees.

All trunk diameters were measured with a forestry diameter tape. Heights and crown radii are estimates. Aluminum tree tags have been affixed to the trees listed in the inventory ranging from 698 to 700.

### Condition

All three trees are in fair condition with minor problems, at least one structural defect or health concern that can be mitigated through cultural practices such as pruning or a plant health care program. The assessment considered both the health and structure of the trees for a combined condition rating.

### Suitability for preservation

The London plane street tree number 700 has good suitability for preservation. The two tree of heaven have poor suitability because they are invasive species and unsuited for the intended use of the site.

### Influence and Protection

The two tree of heaven are centrally located within the site and any construction or demolition will highly affect the trees. Structure and health will be compromised and removal is recommended for these two trees. The street tree will either not be affected at all or moderately influenced and protection measures will be required to preserve this tree during new construction and demolition.

Tree protection for the London plane will require Type III tree protection which consists of protecting the trunk (Figure 1).

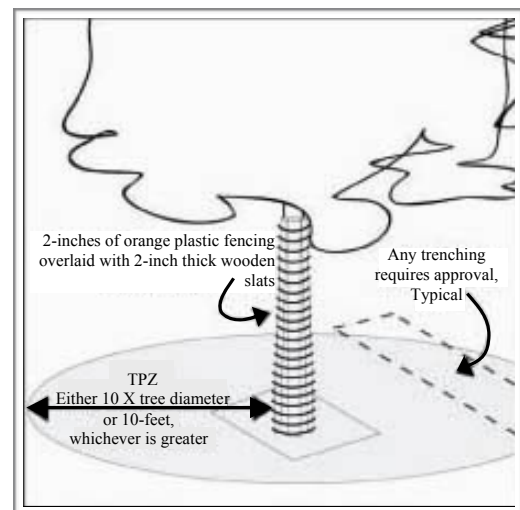


Figure 1: Type III Tree protection with barrier against the trunk.  
Image City of Davis, CA.



## Conclusion

In conclusion the property at the corner of West San Carlos Street and Delmas Avenue in San Jose contains three trees protected by the City of San Jose which are as follows: two “Ordinance Size” trees which are both tree of heaven (*Ailanthus altissima*) and one London plane (*Platanus x hispanica*) street tree along West San Carlos Street. All three trees are in fair condition with minor problems and at least one structural defect or health concern. The London plane street tree has good suitability for preservation while the two tree of heaven have poor suitability because they are a species that possess characteristics that are incompatible or undesirable. The two tree of heaven are centrally located within the site and any construction or demolition will highly affect the trees while the London plane will either not be affected at all or moderately influenced. The preservation of the London plane will require Type III tree protection which consists of protecting the trunk during construction.

## Recommendations

I recommend the following:

1. Remove the two tree of heaven 698 and 699.
2. Place Type III tree protection barrier around the London plane trunk.
3. Place all tree protection and locations on all plans including civil and construction documents.
4. Obtain all necessary permits from the City of San Jose prior to removing or significantly altering any tree.



## Appendix A: Tree Inventory and Disposition Tables

Table 1: Ordinance Size and Street Trees

Tree Species	Number	Trunk Diameter	Estimated Height	Estimated Crown Diameter	Condition	Suitability	Influence
London plane ( <i>Platanus x hispanica</i> )	700	8	30	20	fair	fair	low/ moderate
Tree of heaven ( <i>Ailanthus altissima</i> )	699	36	50	50	fair	poor	high
Tree of heaven ( <i>Ailanthus altissima</i> )	698	28	35	36	good	poor	high

Table 3: Ordinance Size Disposition Remove or Retain

Tree Species	Number	Trunk Diameter	Estimated Height	Estimated Crown Diameter	Ordinance or Street Tree	Remove/retain
London plane ( <i>Platanus x hispanica</i> )	700	8	30	20	Street Tree	Retain
Tree of heaven ( <i>Ailanthus altissima</i> )	699	36	50	50	Ordinance Size	Remove
Tree of heaven ( <i>Ailanthus altissima</i> )	698	28	35	36	Ordinance Size	Remove





## Appendix B: Photographs

### Trunks of tree 699





## Tree 698





## Street tree 700



## Appendix C: Tree protection specifications

### 13.32.130 - Safeguarding trees during construction.

For the purpose of safeguarding trees during construction, all of the following conditions shall apply to all such trees except for trees for which a tree removal permit has been issued or which are required to be removed pursuant to Chapter 13.28:

- A. Prior to the issuance of any approval or permit for the construction of any improvement on the building site, all trees on the site shall be inventoried by the owner or contractor as to size, species and location on the lot and the inventory shall be submitted on a topographical map to the director; and
- B. Damage to any tree during construction shall be immediately reported by a person causing the damage, the responsible contractor, or the owner to the director, and the contractor and/or owner shall treat the tree for damage in the manner specified by the city arborist; and
- C. No construction equipment, vehicles or materials shall be stored, parked or standing within the tree dripline; and
- D. Drains shall be installed according to city specifications so as to avoid harm to trees due to excess watering; and
- E. Wires, signs and other similar items shall not be attached to trees; and
- F. Cutting and filling around the base of trees shall be done only after consultation with the city arborist and then only to the extent authorized by the city arborist; and
- G. No paint thinner, paint, plaster or other liquid or solid excess or waste construction materials or wastewater shall be dumped on the ground or into any grate between the dripline and the base of the tree or uphill from any tree where certain substances might reach the roots through a leaching process; and
- H. Barricades shall be constructed around the trunks of trees as directed by the director so as to prevent injury to trees making them susceptible to disease causing organisms; and
- I. Wherever cuts are made in the ground near the roots of trees, appropriate measures shall be taken to prevent exposed soil from drying out and causing damage to tree roots.

(Ords. 21362, 26595.)



## **Pre-Construction Meeting with the Project Arborist**

Prior to beginning work, all contractors involved with the project should attend a pre construction meeting with the project arborist to review the tree protection guidelines. Access routes, storage areas, and work procedures will be discussed. Tree protection locations should be marked before any fencing contractor arrives.

## **Tree Protection Zones and Fence Specifications**

Tree protection fence should be established prior to the arrival of construction equipment or materials on site. Fence should be comprised of six-foot high chain link fence mounted on eight-foot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

The fence should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper functions.

Fence should be repaired, as necessary, to provide a physical barrier from construction activities.

A final inspection by the city arborist at the end of the project will be required prior to removing any tree protection fence and replacement tree shall be planted at this time.

## **Monitoring**

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

## **Restrictions Within the Tree Protection Zone**

No storage of construction materials, debris, or excess soil will be allowed within the Tree Protection Zone. Spoils from the trenching shall not be placed within the tree protection zone either temporarily or permanently. Construction personnel and equipment shall be routed outside the tree protection zones.



## **Root Pruning**

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

## **Boring or Tunneling**

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

## **Timing**

If the construction is to occur during the summer months supplemental watering and bark beetle treatments should be applied to help ensure survival during and after construction.

## **Tree Pruning and Removal Operations**

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree pruning should be specified according to ANSI A-300A pruning standards and adhere to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

## **Tree Protection Signs**

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited. Text on the signs should be in both English and Spanish (Appendix D).

Signage stating, “Warning-This fencing shall not be removed without permission from the City of San Jose Planning Office (408) 535-3555”. Shall be placed on all tree protection fencing and remain until final occupancy.



## **Appendix D: Tree Protection Signs**

### **D1: English**

**Warning**  
**Tree Protection Zone**

**This Fence Shall Not Be Removed Without Permission**  
**From The City of San Jose Planning Office**

**(408) 535-3555**



**D2: Spanish**

# **Cuidado Zona De Arbol Pretejido**

**Este cercado no será eliminado sin permiso de la  
City of San Jose Planning Office**

**(408) 535-3555**





## Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.



## Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner



ASCA Registered Consulting Arborist® #496  
ISA Board Certified Master Arborist® WE-4341B



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